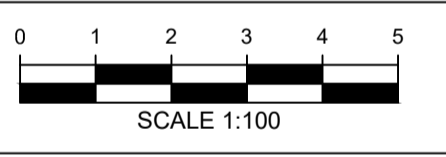


- NOTES:**
- BOUNDARY IDENTIFICATION HAS BEEN UNDERTAKEN.
 - WALL TO BOUNDARY DIMENSIONS SHOWN HEREON MUST NOT BE USED FOR CONSTRUCTION.
 - IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR ADJACENT TO PROPERTY BOUNDARIES THE BOUNDARIES OF THE LAND MUST BE MARKED OR THE BUILDING SETOUT.
 - THIS SURVEY IS FOR DESIGN PURPOSES OF THE SUBJECT LAND ONLY. THIS PLAN MUST NOT BE USED FOR ANY OTHER MATTER, PURPOSE OR CONSTRUCTION SETOUT.
 - TREE SIZES ARE ESTIMATES ONLY.
 - THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF NICOLE STOKES.
 - RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
 - EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
 - ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. BEFORE YOU DIG AUSTRALIA (www.byda.com.au) SHOULD BE USED AND A FULL UTILITY INVESTIGATION INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
 - SEWER MAIN PLOTTED FROM SYDNEY WATER SEWER DIAGRAM. LOCATION SHOULD BE MARKED ON SITE IF CRITICAL.
 - CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
 - CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
 - CONTOUR INTERVAL - 0.5 metre. - SPOT LEVELS SHOULD BE ADOPTED.
 - POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
 - THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
 - DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
 - COPYRIGHT © CMS SURVEYORS 2023.
 - NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1968.
 - ANY PERMITTED DOWNLOADING, ELECTRONIC STORAGE, DISPLAY, PRINT, COPY OR REPRODUCTION OF THIS SURVEY SHOULD CONTAIN NO ALTERATION IN ADDITION TO THE ORIGINAL SURVEY.
 - THIS NOTICE MUST NOT BE ERASED.

MURRAY LEARMONT
REGISTERED SURVEYOR BOSSI NUMBER 1462

1 FIRST ISSUE 5/12/2023



HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED
MARKS ADOPTED: N/A

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 7468 (BY GNSS)
R.L.: 22.496 (CLASS LB)
SOURCE: S.C.I.M.S. (7/04/2020)

CLIENT:
NICOLE STOKES

LGA: NORTHERN BEACHES

BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER LOT 3 IN DP866777 No.5 GIPPS PLACE CROMER, NSW, 2099

CMS SURVEYORS PTY LTD
ACN 096 240 201
PO Box 463 Dee Why, NSW, 2099
2/99A South Creek Road, Dee Why, NSW, 2099
(02) 9971 4802
info@cmsurveyors.com.au
www.cmsurveyors.com.au

SURVEYED	DRAWN	CHECKED	APPROVED
HH	GP	HH	RM
SURVEY INSTRUCTION	SCALE	DATE OF SURVEY	
23029	1:100@A1	28/11/2023	
DRAWING NAME	SHEET		ISSUE
23029detail	1 OF 1		1
CAD FILE	23029detail 1.dwg		

- LEGEND:**
- BAL = BALCONY
 - BOR = BOTTOM OF ROCK
 - BW = BOTTOM WALL
 - CL = CENTRELINE
 - CON = CONCRETE
 - DK = DECK
 - FL = FLOOR LEVEL
 - GN = GARDEN
 - GF = GUTTER LEVEL
 - GM = GAS METER
 - GRT = GRATE
 - HL = HOOD LEVEL
 - HYD = HYDRANT
 - IL = INVERT LEVEL
 - LAN = LANDING
 - NB = NAILBOX SPOT
 - NS = NATURAL SURFACE
 - PAR = PARAPET
 - PAT = PATIO
 - PAV = PAVING
 - PER = PERGOLA
 - PP = POWER POLE
 - RF = TOP OF ROOF
 - RK = ROCK
 - RR = ROOF RIDGE
 - SCN = SCREEN
 - SIP = SEWER INSPECTION PIT
 - SL = SILL LEVEL
 - STR = STAIRS
 - TB = TOP OF BANK
 - TG = TOP OF GUTTER
 - TB8 = TOP OF KERB
 - TOR = TOP OF ROCK
 - TR = TREE
 - TW = TOP OF WALL
 - VC = VEHICLE CROSSING
 - WM = WATER METER
 - EH = ELECTRICITY OVERHEAD
 - US = SEWER UNDERGROUND
- TREE SPREAD-DIAMETER-HEIGHT

TITLE INDICATES THAT LOT 3 IN D.P.866777 IS SUBJECT TO:

- LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- K780834 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM (NOT INVESTIGATED)
- DP236808 EASEMENT TO DRAIN WATER APPURTENANT TO THE PART SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- DP237037 RESTRICTIONS ON THE USE OF LAND AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM (NOT INVESTIGATED)
- DP84291 RESTRICTIONS ON THE USE OF LAND AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM (NOT INVESTIGATED)
- DP862969 EASEMENT TO DRAIN WATER 1.2 WIDE AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- DP862969 RESTRICTIONS ON THE USE OF LAND AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM (NOT INVESTIGATED)
- DP267397 EASEMENT TO DRAIN WATER 1.2 WIDE AND VARIABLE APPURTENANT TO THE PART SHOWN SO BENEFITED IN THE TITLE DIAGRAM